UNIT 570

CALIFORNIA CITRUS STATE HISTORIC PARK

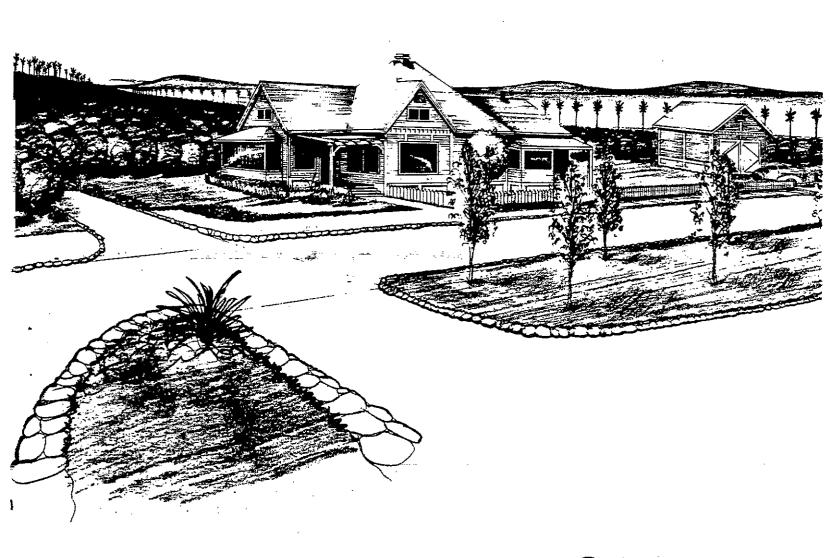
GENERAL PLAN
AMENDMENT

March 1995



CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN AMENDMENT

BANNISTER HOUSE



Note: The Park and Recreation Commission	approved	this Prelimina	ary
General Figure / Melvo			
A Final General Plan was printed dated	MARCH	<u> 1988 .</u> .	

General Plan Amendment

Entry Residence

California Citrus SHP

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DRAFT

<u>California Citrus SHP</u> General Plan Amendment

Entry Residence

I. <u>AMENDMENT PROPOSAL SUMMARY</u>

This General Plan Amendment adds the placement of an historic residence near the entrance to the park. The residence will serve a dual purpose. One part of the structure will be open to the public and will contain exhibits, appropriate merchandise and interpretive media telling the story of the California Citrus industry. The other part of the structure will serve as a residence for a caretaker for the park. Related improvements will include: parking, landscaping, a garage, fencing, and utilities.

II. RESOURCE ELEMENT

A. Bannister House - History

The structure most likely to be utilized as the entry residence is the Bannister House, a one story, predominantly woodframe dwelling built in 1889. This residence is available as a gift from the city of Riverside (including moving costs).

B. Bannister House - Relationship to California Citrus SHP

The Bannister House, like all other historic structures proposed by the General Plan, will be moved to the State Historic Park; it is not an historic feature intrinsic to the site. In addition, the house has never been associated with the Citrus industry or farming; it's context has always been urban. In spite of this lack of a direct connection, the house is consistent with the historic era described in the general plan. It's appearance (a 1920's remodel of an 1889 Victorian) is consistent with the type of residence that, during the historic period, might have occurred at the entrance of a wealthy grower's estate.

III. LAND USE AND FACILITIES ELEMENT

A. Existing Conditions

1. Site Plan

The proposed location of the entry residence is a graded field planted with orange trees in 1993. Development of the residence and support facilities will result in the loss of approximately 25 seedlings.

It is critical that any introduced structures are carefully sited to avoid destroying the park entry experience. The designers of the Phase One development were cautious in how they placed road alignments, parking lots and buildings. They used surface treatments, landscaping and a "Craftsman" motif to create the feel and look of a vintage 1920's park.

2. Public Use and Park Operations

The purpose of the park is to interpret and celebrate the historic significance of the Southern California Citrus industry. Though the Phase One development is beautiful, it does not attract significant public visitation. Part of this lack of popularity may be due to the relative newness of the park. (The Phase One development was completed in 1993.) However, with the lack of interpretive facilities and personal contact programs, there is little to hold visitor's interest or to encourage repeat visitation. There are few park facilities that give a flavor of what the park will actually become.

With few park staff and little visitation, the park facilities are becoming the target of vandalism. The Activity Center was broken into with damage to windows, doors, and the hardwood floor. The amphitheater dressing room has been broken into. A teak bench, three teak planters, a drinking fountain, a barbecue and a picnic table have all been stolen. In addition, unauthorized equestrian use has damaged many sections of the decomposed granite footpaths constructed during Phase One. The public's \$3.2 million investment in the Phase One development is being compromised because of our inability to staff and oversee the property.

California Citrus SHP became part of the California State Park System with no budget for operating expenses or staff. The District operation has had to absorb these costs and redistribute an already overcommitted staff. Consequently, there is currently little opportunity for contact between park staff and the public.

Maintenance of the facilities was accomplished, initially, through a maintenance contract that was incorporated as part of the original construction contract. The contract expired in 6/30/94 and District staff now are solely responsible for all park unit maintenance and operations activities. On the average, Park Ranger staff can only devote 1-2 drive- throughs per week. This is a unit that cries for a more regular park presence to greet visitors, explain the park and its mission, and prevent vandalism. The addition of an entry residence with a caretaker will begin to meet these goals.

B. Entry Residence Plan

1. The Building

Once moved on-site, the exterior of the structure will be refurbished and the interior will be remodeled to allow use as both a visitor center and a private residence.

2. Site Plan

The siting of the entry residence will be accomplished with the same sensitivity reflected in the design of the Phase One development.

- a) The modern necessities of the caretaker's residence and related activities will be strategically concealed from the public.
- b) Siting of utilities and structures will be such that impacts to existing citrus trees are minimized.

In addition to the main structure, development will include a garage, fencing, and parking area.

3. Implementation Schedule

Project funding is available from savings realized by the Phase One development.

If this amendment is approved by the Commission, implementation will begin shortly thereafter.

C. Local Public Support

Local agencies and residents have been very much involved in the creation of California Citrus SHP. They have been intimately involved with the acquisition of property, the general plan, the construction of Phase One improvements and in the management of the unit's citrus groves.

All those closely involved with California Citrus SHP have supported the proposal to place an entry residence (specifically the Bannister House) within the park. Appendix A of this report includes letters of support from:

- Ronald O. Loveridge Mayor, City of Riverside
- Cathy Perring Cal Citrus General Plan Project Manager, Yvonne M. Neal Associates (Planning consultant who had lead responsibility for preparing the original General Plan.)
- Rosanna Scott President, California Citrus SHP non-profit management corporation.

IV. <u>ENVIRONMENTAL IMPACT ELEMENT</u>

The Environmental Impact Element serves as the environmental impact report required by the California Environmental Quality Act (CEQA) and state guidelines. The Environmental Impact Element incorporates by reference the other elements of the General Plan, and amendments herein, as the Project Description and the Description of the Existing Environment. It should be recognized that the level of detail of the Environmental Impact Element is commensurate with that of the General Plan, and amendments. As site-specific development and resource management plans are proposed, they will be subject to further environmental review, and the appropriate environmental documents will be prepared, as necessary.

This Environmental Impact Element covers only the proposal of the General Plan amendment; the proposals for resource management and protection, land use, and facility development as proposed in the final general plan have not changed.

The draft General Plan was circulated for review, as a preliminary document, following state CEQA guidelines for the review of an EIR. The final document was approved by the State Park and Recreation Commission in June 1988 and has provided guidance for park development since that time. This amendment to the final General Plan is proposed to allow for the protection of capital investments made by the Department in the first phase of development at California Citrus State Historic Park.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

Class I Impacts: Unavoidable Significant Environmental Impacts

Impact: Loss of historic integrity of the Bannister House

Discussion: The relocation of the Bannister House to California Citrus State Historic Park may cause significant impacts to the historic fabric of the building. The City of Riverside has recognized and recorded the house as a "Structure of Merit" in their "Historic Buildings Survey". In its present location, the house has the potential to meet the criteria for designation and listing in the National Register of Historic Places. The Department is unsure if the integrity of all contributing structural features will remain intact through the move. Further, Department staff recognize that the cumulative loss of location, historic context and landscape characteristics resulting from the relocation are significant and unavoidable impacts. While these impacts are a part of the larger "project" to incorporate the Bannister House into the park setting at Cal Citrus SHP, they are impacts that would occur regardless of where the City moves the structure. The impacts of relocation were considered, through preparation of a Negative Declaration by the City of Riverside, including substantial public input, and are determined to be the only feasible alternative for preserving the structure. All responsibilities for the relocation of the Bannister House to the park unit are borne by the City of Riverside.

The action considered in this General Plan amendment is the final placing of the structure and associated modifications necessary to adapt the building for public use. The Department has performed a thorough recordation of the historic fabric and features of the Bannister House at its original location in the City of Riverside. The Department will further record the house after the move in order to document any damage to historic fabric or features and any structural loss of historic integrity.

Class II Impacts: Mitigable Significant Environmental Impacts

None

Class III Impacts: Adverse But Not Significant Impacts

Impact: Loss of 25 sapling orange trees.

Discussion: All activities associated with the proposed incorporation of the Bannister House as a visitor's center and caretaker's cottage will occur in an existing (planted during 1993) orange grove. The placement of the home will require the removal of approximately 25 sapling trees. The establishment of this orange grove was an action recommended by the final general plan in developing the Citrus industry 'feel' of the park unit. The loss of these trees as an agricultural resource or as a contributing feature to the establishment of the park theme is not considered a significant impact.

Impact: Minor grading of the site in building pad preparation.

Discussion: As stated above, the placement of the visitor's center/caretaker's cottage is within an existing orange grove. This site was graded in order to establish the grove, however minor grading will be required to place the house on a foundation and to construct the garage and driveway. All grading required to prepare the building pads shall comply with applicable state, city and county standards and ordinances governing earthwork operations. Requirements including hours of operation, maintenance and sophistication of equipment, erosion control, desiltation and other aspects of pad preparation shall be observed during the implementation of house placement. Landscape planting around the house will be initiated immediately following placement to address potential erosion on-site.

Impact: Visual Intrusion.

Discussion: The placement of the house, garage and associated landscape features will be designed to enhance the visitor's impression that they are entering a 1920's citrus estate. Utilities will be installed underground and structures will be sited such that impacts to the viewshed, including the citrus grove, are minimized.

Impact: On-site Cultural Resource Degradation.

Discussion: The site has been surveyed by Department staff including an archaeologist and historian specifically for site clearance for the placement of the building. No cultural resources, either above- or below-ground are recorded and on-site investigations including soil core samples do not show evidence of cultural resources. No impacts are anticipated.

GENERAL DISCUSSION: LAND USE AND ENVIRONMENTAL CONDITIONS

Existing conditions are discussed in full in the final General Plan and may be referenced therein. The potential effects of the proposed addition of the Bannister House is discussed below.

Land Use: The final General Plan document discussed the consistency in land use proposed (and now in effect) at California Citrus State Historic Park with and permitted by the RA-5 zoning that applies to the entire property. No change in land use will result from the addition of the visitor's center/caretaker's cottage to the entrance of the park.

Traffic and Circulation: The proposed placement of the Bannister House is entirely within the State Park boundary. The addition of this structure will not increase traffic on adjacent city streets to a level above that anticipated through development of the park as guided by the final General Plan.

Noise: The addition of the visitor's center/caretaker's cottage is consistent with provisions of the final General Plan and will not result in the violation of any noise standards on-site or in surrounding areas.

Air Quality: The final General Plan discusses the potential for two principal effects park development may have on air quality. Park visitation is not expected to increase beyond levels anticipated and discussed in the final General Plan due to the placement of the visitor's center/caretaker's cottage on-site. No increased impact is anticipated due to implementation of this General Plan amendment. The mitigation measures outlined in the final general plan will continue to be implemented.

Law Enforcement: The addition of the visitor's center/caretaker's cottage to the park is not anticipated to increase the demand for law enforcement services provided by local jurisdictions. Rather, it is anticipated that the presence of a caretaker on-site will decrease the potential for vandalism and allow park staff to accomplish the needed law enforcement.

Fire Protection: The final General Plan states that local fire officials have indicated sufficient resources exist to provide necessary fire protection services. Again, the development proposed herein will not increase the demand for fire protection beyond that originally anticipated in the final General Plan.

Sewer: The park unit is not connected to the main City sewer line. Therefore, the sewer needs of the proposed incorporation of the visitor's center/caretaker cottage will be met by installing a septic system and accompanying leach line. The leachfield will not create a disturbance beyond the "footprint" of the house and garage development.

Water: The existing water system within the park is sufficient to handle the addition of the visitor's center/caretaker's cottage. A line will be extended from the current development and main water line to serve the visitor's center/caretaker's cottage.

Natural Gas: The visitor's center/caretaker's cottage will be serviced by propane with a propane tank placed within the developed area.

Electricity and Telephone: Electrical and telephone service will be installed underground and connected to the existing service lines.

Biological Resources: The proposed addition of the visitor's center/caretaker's cottage will occur wholly within the developed area of the park. No sensitive plants or wildlife taxa, or native habitats are known to occur within the vicinity and no impacts are anticipated.

PROJECT ALTERNATIVES

Three project sites were considered for placing the visitor's center/caretaker's cottage. All three sites are in the vicinity of the entrance to the park and are shown on Figure #1. The reasons for discarding the two alternate sites are discussed below:

Alternative 1: Placement of the building would have created greater impacts to the orange grove and lessened the ability of the caretaker to have an open view of the existing developed area.

Facilitating handicapped visitor access was difficult. The handicapped visitor would have had to travel a great distance from existing parking to the visitor's center, and placement of handicapped parking adjacent to the visitor's center would have created greater site impacts.

Alternative 2: Problems in allowing handicapped visitor access are similar to Alternative 1 above.

Impacts to Aesthetic Resources and Visual Impacts were considered greater.

No Project Alternative:

A significant capital investment has occurred to date in developing the California Citrus SHP. The lack of staffing and monetary support to adequately patrol the area has resulted in substantial, and potentially increasing vandalism. Therefore, the no-project alternative is considered too costly to the taxpayers of the State of California.

June 21, 1994

RONALD O. LOVERIDGE Mayor

Clayten Phillips
General Plan Project Manager
State Parks Department
8885 Rio San Diego
Suite 270
San Diego, CA 92108

Dear Mr. Phillips:

This letter is being sent to you in support of the General Plan Amendment to Phase I of the California Citrus State Historic Park. The proposed Amendment concerns the Bannister House, which is a prime example of a middle class grower's home during the era represented by the Park.

This historical structure is in jeopardy of being demolished and I sincerely hope that the City of Riverside will be able to move the Bannister House into the Phase I site as proposed in the Amendment.

Sincerely,

Ronald O. Loveridge

Mayor









22 June 1994

Mr. Clayten Phillips, Gen. Plan Project Manager State Department of Parks and Recreation 8885 Rio San Diego, Suite 270 San Diego, CA 92108

RE: California Citrus State Historic Park (CCSHP) General Plan Amendment

Dear Mr. Phillips,

By way of introduction, I was the consultant team project manager and planner for the design and preparation of the General Plan for CCSHP. The direction and vision described in the General Plan for this park unit was conceived almost seven years ago when the economic climate within the state in general, and the Parks Department specifically, was much different than it is today. Currently, I serve as a director on the Nonprofit Management Corporation board of directors for CCSHP. We deal on a daily basis with the realities of the fiscal limitations affecting the state.

I am writing in support of a General Plan amendment to allow for the location of the "Banister House", a classic middle-class citrus rancher's home, along the entrance road to the park. My support is based upon several facts and ideas:

- The Banister House is an appropriate historic structure to be located within the park per the current General Plan.
- It is presently threatened with immediate demolition but will be relocated to the park for free by the City of Riverside if we act now.
- In the short term, it can fulfill two important roles for the park in its early years;

as a home for an onsite caretaker/night watch person to help with security since no rangers are assigned to this park unit, and

as a small gift store/visitors center for which there is no provision within the portion of the park which is already developed.



CALIFORNIA CITRUS STATE HISTORIC PARK

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NON-PROFIT MANAGEMENT CORPORATION —

BOARD OF DIRECTORS

Fai. Cole

Pauline Maznetti-MaGuigan

Cathy Perring

Art Pick

Paul Renck

Rusanna Scott

Bart Singletary

Baymour Van Gundy

Beverly Wingale

GENERAL MANAGER

Supply Pallins

June 21, 1994

Clayten Phillips, G.P. Project Mgr. California State Parks Dept. 8885 Rio San Diego, Suite 270 San Diego, CA 92108

Dear Mr. Phillips:

This letter is to let you know that the Board of Directors of the Non-Profit Management Corporation for California Citrus State Historic Park unanimously approve the proposed General Plan Amendment which would allow the siting of the Bannister House in the Phase I devlopment of the park.

As you are probably aware, the Bannister House faces demolition if the park is not able to accomodate it. It is a splendid example of the early citrus era middle-class grower's home. The City of Riverside will move it at their expense and the park will take title to it.

Most importantly, the Board of Directors is extremely aware of the need for security in Phase I and also the need for a Visitor Center/sales facility. The Bannister House will provide space for Park Hosts and to display revenue-generating merchandize. With the failure of Prop 180, it is even more critical that this type of facility be located in the existing developed area of the park.

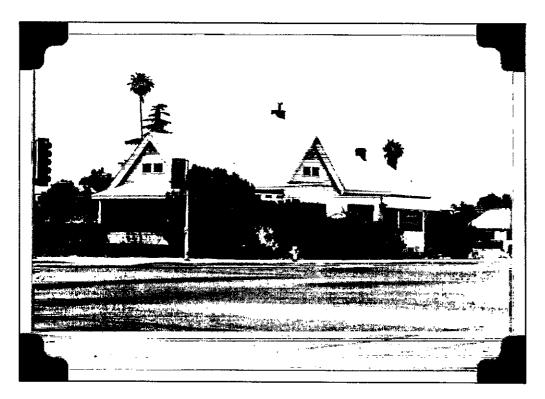
Your positive consideration in processing and obtaining approval for the General Plan Amendment will be greatly appreciated.

Sincerely,

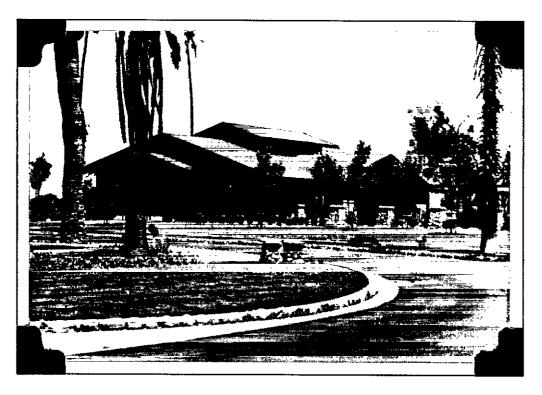
Rosanna Scott

President





THE BANNISTER HOUSE AT ITS CURRENT LOCATION



ACTIVITY CENTER AT CALIFORNIA CITRUS SHP

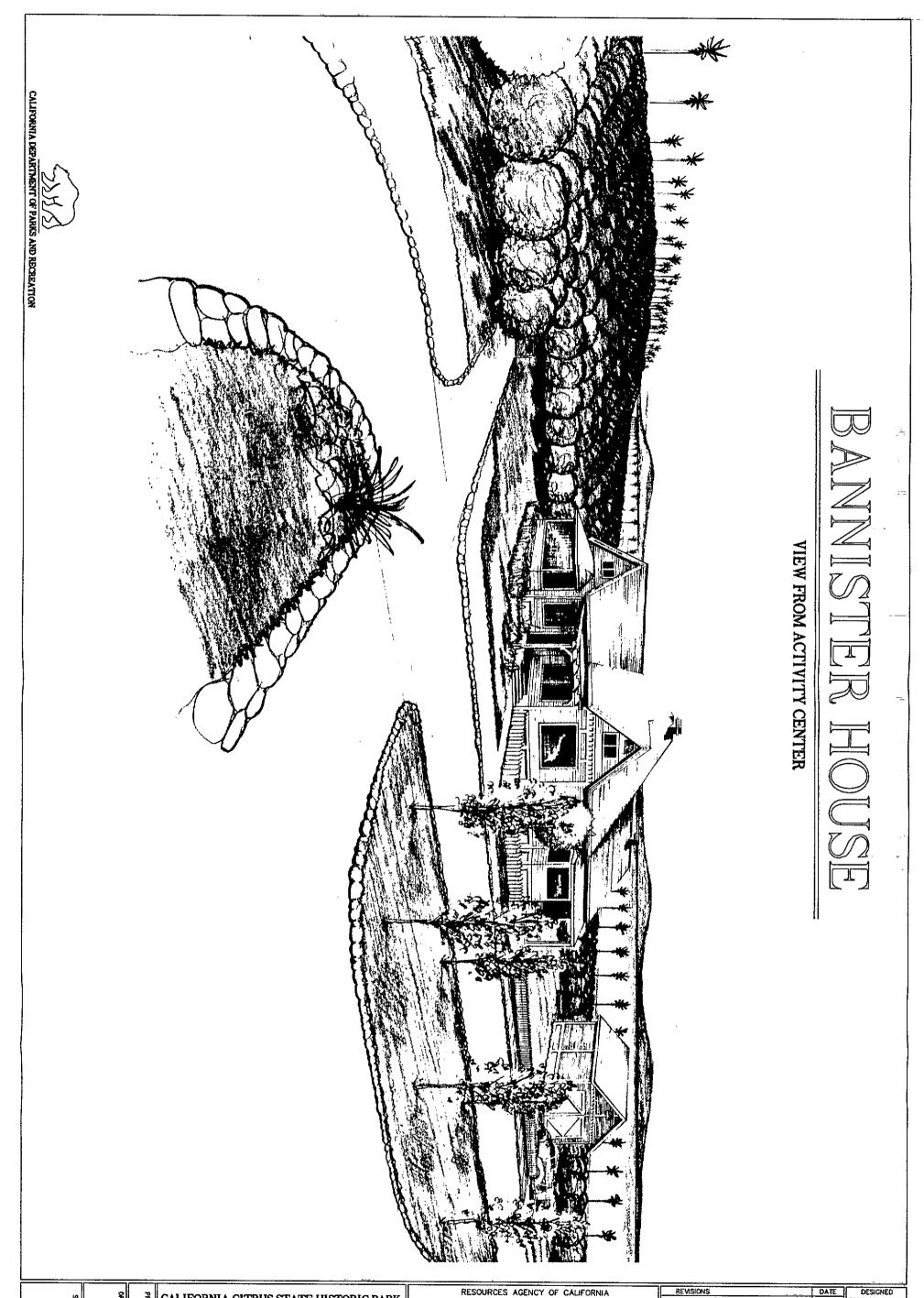


PARK ENTRY



PROPOSED SITE OF THE ENTRY RESIDENCE

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CALIFORNIA CITRUS STATE HISTORIC PARK BANNISTER HOUSE

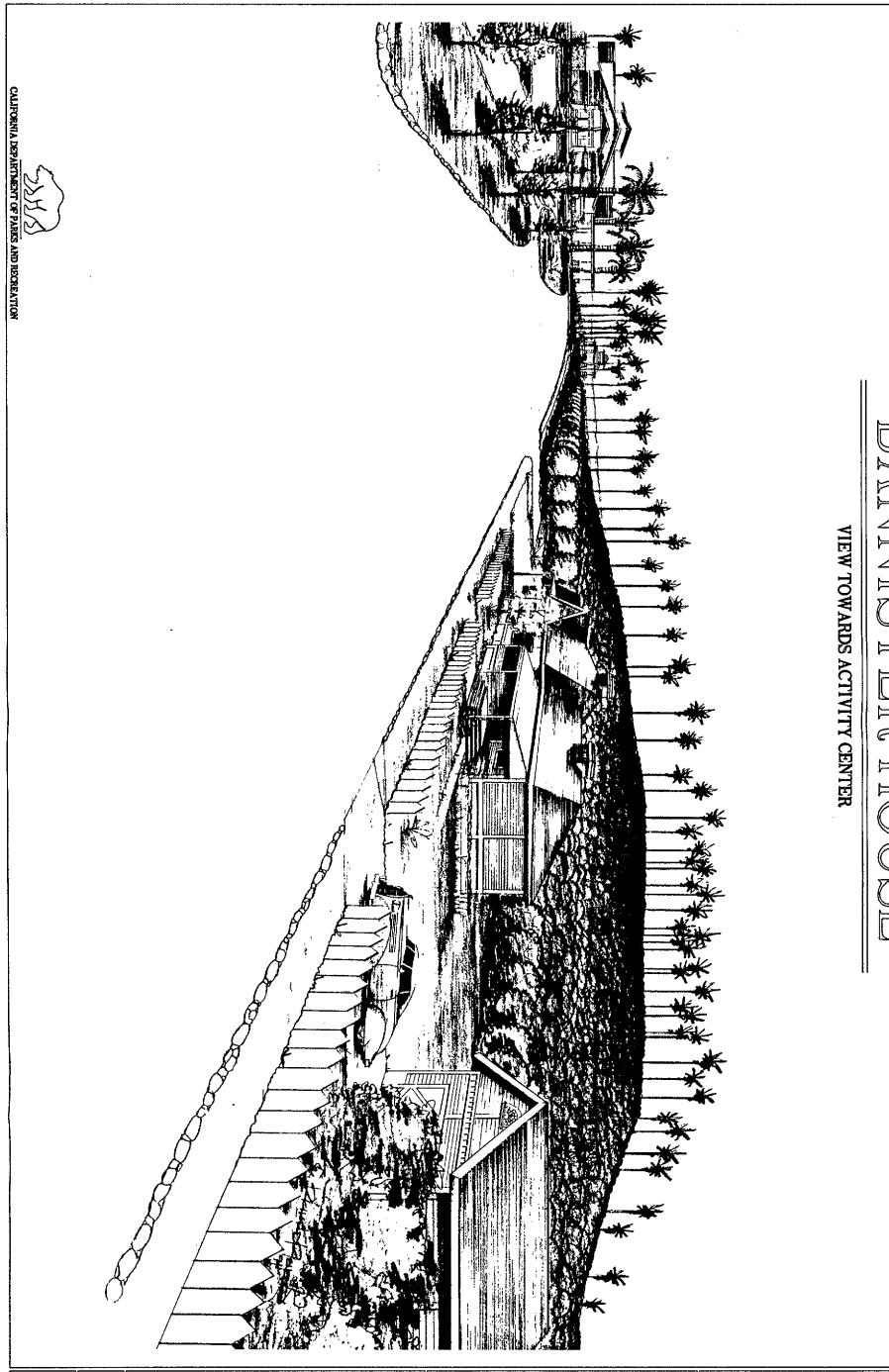
APPROVED

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

_ DATE _

REVISIONS

DESIGNED RICHARD RISNER DRAWN RICHARD RISNER CHECKED CLAY PHILLIPS



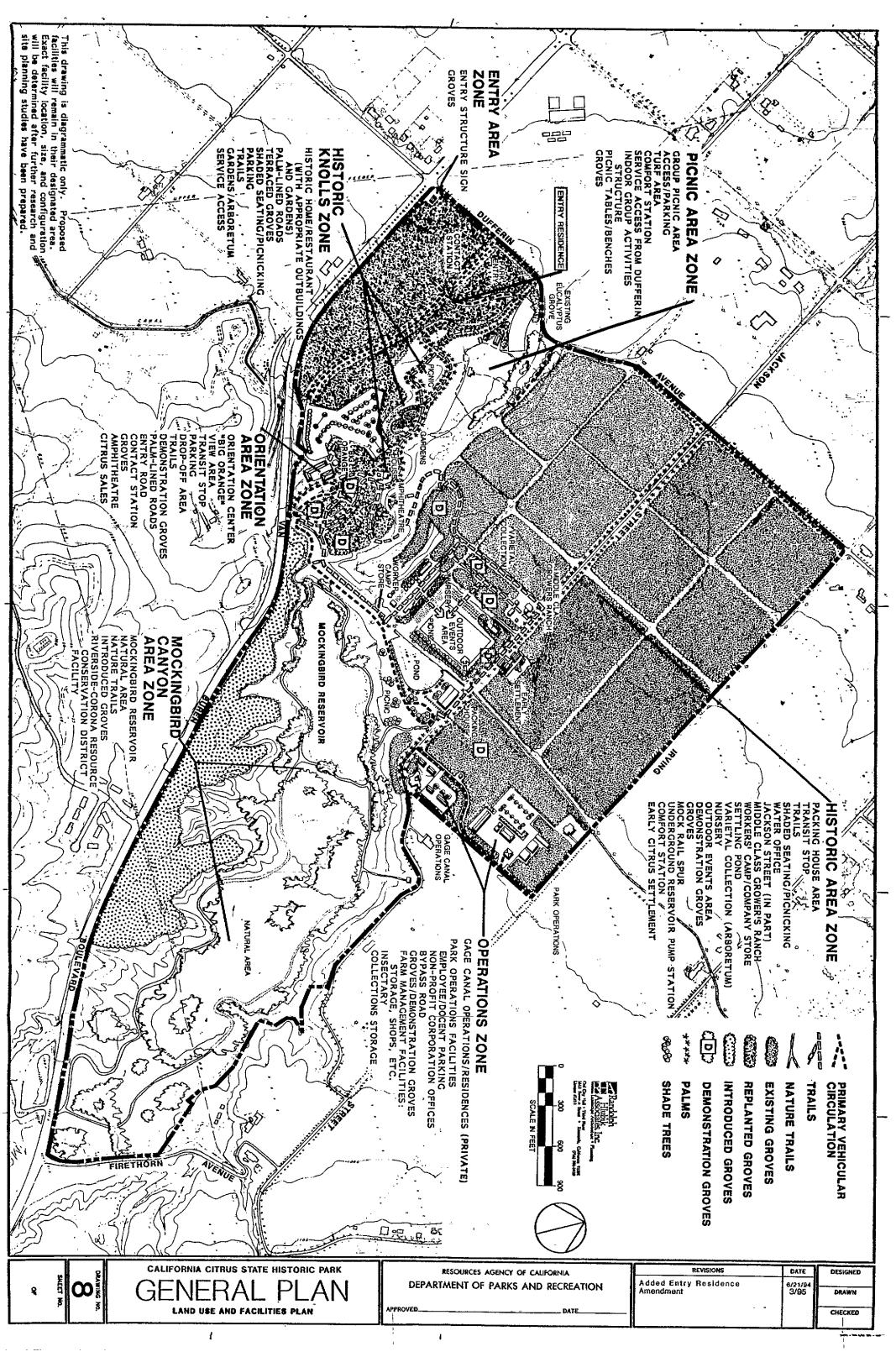
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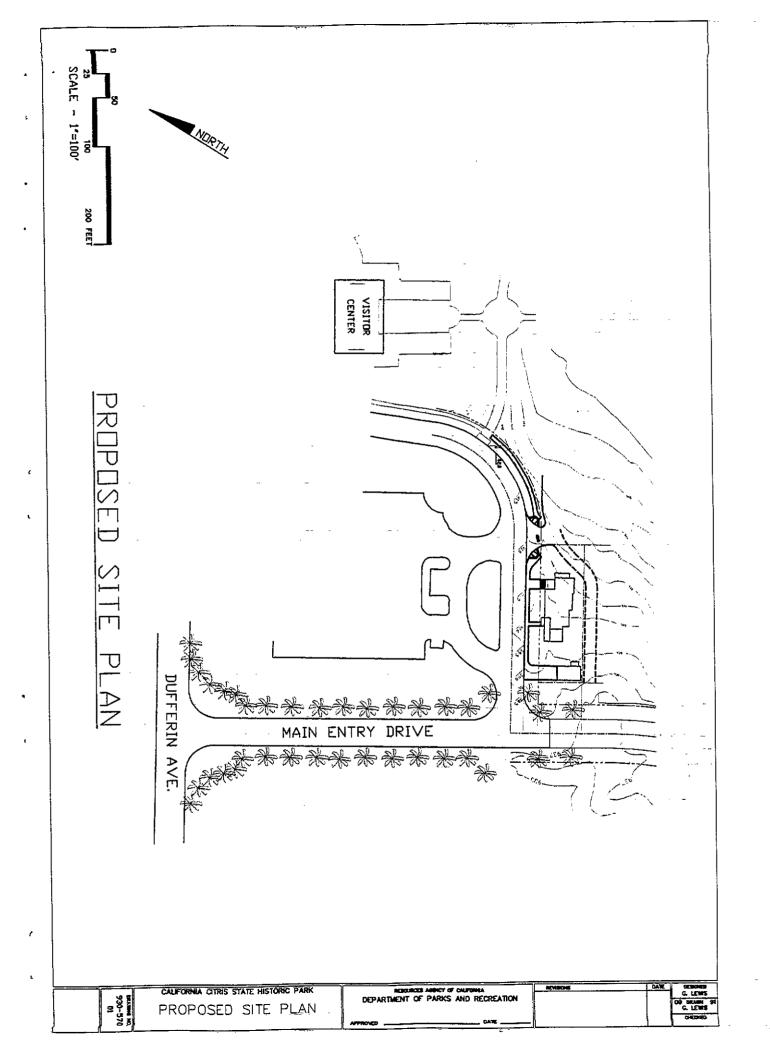
RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

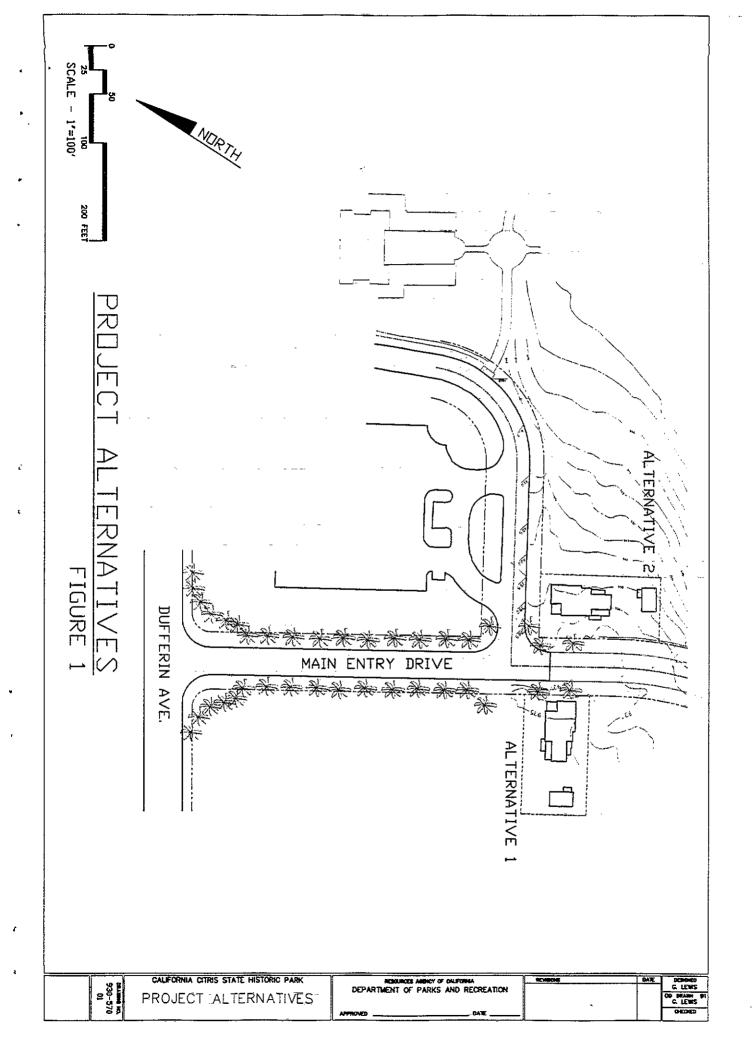
DATE

REVISIONS

DESIGNED RICHARD RISNE DRAWN RICHARD RISNER CHECKED CLAY PHILLIPS







State of California

Memorandum

Date

November 28, 1994

To

Ted Crane

Ross Henry

Dick Troy

Bruce Kennedy

Rick Rayburn

Wayne Woodroof

Bob Cates

Dave Vincent

From

Department of Parks and Recreation

Southern Service Center

8885 Rio San Diego Drive, Suite 270

San Diego, California 92108

(619) 220-5300 CALNET 688-5300 FAX (619) 298-6241

Subject

California Citrus SHP, General Plan Amendment (Entry Residence)

Deadline: December 9, 1994

Attached is a draft General Plan amendment for California Citrus SHP, and a proposed cover memo to introduce the amendment to the State Park Commissioners. Please review this package, and return your comments to me by the noted date. If your comments are brief, please don't hesitate to fax them to (619) 298-6241 or call me at (619) 220-5303.

The Commission hearing for this proposal is tentatively scheduled for March 22 or 23, 1995.

Clayton A. Phillips, Manager Southern Service Center

cc: Greg Lewis

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required to

DRAFT

P.O. Box 942896 Sacramento, CA 94296-0001

November 22, 1994

State Parks Commission 1416 9th Street R1405 Sacramento, Ca 95814

Attached, for your consideration, is a proposed amendment to the California Citrus State Historic Park (CCSHP) General Plan. This subject is scheduled as part of your agenda for the March Commission hearing in __(Place)__.

The General Plan for this park unit was approved in 1989. During the period since this approval, much has changed at CCSHP. The plan was conceived at a time when the availability of funding for further development was considered likely. The Phase One development was designed to offer only limited use of the park. Future phases were to provide for public contact, orientation, and a variety of facilities to interpret the citrus industry story. The fiscal situation for the Department and State have now changed significantly and the Phase One development is not meeting the needs of visitors to the park. Currently, there is no place for visitors to receive an orientation to the park. In addition, public use patterns are developing that threaten the newly created park facilities.

These three factors (funding, visitor orientation needs and park facilities protection) combined, dictate the need for an increased park presence on-site. A possible solution presented itself when the City of Riverside offered the Bannister House to the Department at no cost. The house is a Victorian (1890's) home that had been scheduled for demolition to allow for city street improvements. The home is an excellent "fit" with the interpretive period identified for Cal Citrus.

The attached General Plan amendment proposes that a period residence (the Bannister House) be placed near the main entrance of the Park. The structure would have the dual purpose of serving as a visitor center <u>and</u> providing housing for an on-site caretaker/interpreter. This action will resolve major issues currently facing the park management staff and has strong local support.

I look forward to touring the park with you. I believe you will agree that this award-winning first phase of development is worth protecting. More importantly, I hope you will catch the exciting vision for what this park can become. The story of the citrus industry in California is an exciting one that ultimately shaped much of what California is today. The addition of the Bannister House with its adaptive use will allow the Department to take a significant step towards telling this story to the public.

Donald Murphy Director